

AGENDA

NAPA COUNTY PLANNING COMMISSION

1195 Third Street, Ste. 305
Napa, Ca. 94558

Wednesday, May 18, 2016
9:00 AM



A Tradition of Stewardship
A Commitment to Service

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>CHAIR</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Anne Cottrell</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>VICE-CHAIR</i> <i>Jeri Gill</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>		<i>SECRETARY-DIRECTOR</i> <i>David Morrison</i>		<i>COMMISSION CLERK</i> <i>Melissa Frost</i>

The Commission welcomes you to its meeting which is regularly scheduled the first and third Wednesday of the month. The Commission meets at 1195 Third Street, Ste. 305 Napa. The following information is provided to ensure your understanding and participation in the Commission's meeting and decision making process. Your comments and participation in the meeting are invited and would be welcomed. It is our desire to give everyone an opportunity to speak and be heard in a timely manner and within an atmosphere of respect and diplomacy. These procedures are meant to foster an atmosphere of respect. Assistive listening devices are available for the hearing impaired from the office of the Clerk of the Board. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Commission with 24-hour notice by calling 253-4417.

ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY:

Items listed under this section on the agenda are regular items which are recommended for approval or continuance by staff with the applicant's consent concerning conditions of approval, when the applicant has signed any required project revision statement and when no member of the Commission or public indicates a desire to comment or ask questions about the item. These items regardless of their agenda assigned number will be acted upon by the Commission in one motion at the beginning of the meeting. Applicants having items so listed need not speak unless they disagree with the staff recommendation or wish to comment. If an Item requires discussion, it will be heard in the numerical order listed on the agenda.

PERSONS WISHING TO SPEAK CONCERNING AN AGENDA ITEM:

If you wish to speak on an item on the Agenda and under discussion by the Commission, you may do so upon receiving recognition from the Chairperson. After being recognized by the Chairperson, please step to one of the microphones and state your name and address and make your presentation. No comment or testimony shall be shouted from the audience. All comments are to be directed to the Commission, including inquiries requiring staff response. Time limitations shall be at the discretion of the Chair or Commission.

APPEAL PROCEDURE:

If you do not agree with the Commission's decision or the conditions that may have been imposed by the

Commission in approving an agenda item, you may appeal the Commission's action to the Napa County Board of Supervisors. Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 305 in Napa. If you have any question concerning the appeals procedure, please call (707) 253 4580 and request assistance.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

Agenda available on line at www.countyofnapa.org

1. CALL TO ORDER / ROLL CALL**2. PLEDGE OF ALLEGIANCE****3. CITIZEN COMMENTS AND RECOMMENDATIONS**

The Commission invites Citizen comments and recommendations concerning current problems and future prospects of a planning nature which are within the jurisdiction of the Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. APPROVAL OF MINUTES - None**5. DIRECTOR'S REPORT**

- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - None****9. PUBLIC HEARING ITEMS****A. OPUS ONE WINERY- GARY CARAVANTES - USE PERMIT MAJOR MODIFICATION NO. P14-00177-MOD**

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval to modify previous project approvals (Use Permit #88889, Use Permit #U88889-MOD, Use Permit #02373-MOD, Use Permit #P07-00745-MOD) for the existing Winery to allow the following: 1) increase in annual production from 110,000 gallons per year to 250,000 gallons per year; 2) construct a 51,906 s.f. addition to the rear of the existing winery building which will include: a fermentation tank room, barrel preparation areas, barrel storage, equipment storage, wine tasting and visitor center with veranda, wine case goods storage, offices, conference rooms, breakrooms, restrooms, and extension of a loading dock; 3) recognize and increase daily tours and tastings by appointment from 165 visitors on the weekdays, 500 visitors on the weekend, and 1,200 visitors maximum weekly to 200 visitors on the weekdays, 500 visitors on the weekends, and 1,450 visitors weekly maximum; 4) recognize and increase the marketing program consisting of ten (10) events for ten (10) guests, ten (10) events for 25 guests, ten (10) events for 100 guests, and five (5) events for 300 guests; 5) construct 15 new parking spaces for a total of 122 parking spaces; 6) provide higher aeration capacity for the existing wastewater system as necessary; and 7) increase in the number of employees from 65 full-time employees and ten (10) part-time employees to 75 full-time and five (5)

part-time employees. The project is located at 7900 St. Helena Highway on a 49.3 acre parcel on the west side of St. Helena Highway north of the intersection of St. Helena Highway and Oakville Cross Road, Oakville, CA, within the AP (Agricultural Preserve) zoning district (Assessor's Parcel # 031-120-007).

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit Major Modification, as conditioned.

Staff Contact: Shaveta Sharma, (707) 299-1358 or shaveta.sharma@countyofnapa.org

Applicant Contact: Gary Caravantes, (707) 948-2421 or gary.caravantes@opusonewinery.com

B. WALKENHORST WAREHOUSE ADDITION / WALKENHORST ET AL - USE PERMIT MODIFICATION P15-00149

CEQA Status: Consideration and possible adoption of a Subsequent Negative Declaration. According to the proposed Subsequent Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a major modification to an existing approximately 37,700 square foot warehouse building to allow the following: (a) construction of an approximately 24,700 square foot addition; (b) conversion of 2,800 square feet of the 4,700 square-foot mezzanine storage space in the existing warehouse building into office, conference room, restroom, and a utility room; (c) reduction in parking spaces from 131 to 98 spaces; (d) reconfiguration of the parking lot; (e) addition of 3 loading dock spaces; (f) additional landscaping; and (g) a change in the hours of operation from 6:00 a.m. - 7:00 p.m. to 5:00 a.m. – 7:00 p.m. The proposed project is located at 540 Technology Way, on the southwestern corner of Technology Way and Technology Court. The project is on a 3.49 acre parcel developed with an approximately 37,700 square foot warehouse building and parking lot. The property is within the Napa Valley Business Park Specific Plan Area and is zoned Industrial Park: Airport Compatibility (IP:AC); APN: 057-210-022.

Staff Recommendation: Adopt the Subsequent Negative Declaration and approve the major modification with the proposed conditions of approval.

Staff Contact: Emily Hedge, (707) 259-8226 or emily.hedge@countyofnapa.org

Applicant Contact: David Busby (707) 254-9820 or dbusby.bei@gmail.com

C. MAHONEY VINEYARDS-FRANCIS MAHONEY- USE PERMIT MAJOR MODIFICATION NO. P14-00242

CEQA Status: Consideration and possible adoption of Categorical Exemptions. Pursuant to the California Environmental Quality Act, Section 15301 [See Class 1 ("Existing Facilities")]; Section 15303 [See Class 3 ("New Construction or Conversion of Small Structures")]; and Section 15304 [See Class 4 ("Minor Alterations to Land")], which may be found in the guidelines for the implementation of the California Environmental Quality Act and Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval to establish a new 30,000 gallons per year winery with the following: 1) conversion of an existing 4,450 sq. ft. wine warehouse to winery case goods storage; 2) construction

of a new 1,960 sq. ft. tasting room; 3) construction of a 3,000 sq. ft. covered crush pad; 4) daily tours and tastings for 15 persons maximum per day and a maximum of 84 persons per week by appointment only; 5) a marketing program consisting of ten (10) 30 person marketing events annually and two (2) 75 person release events annually; 6) two full-time employees; 7) on-premises consumption and sale of wine produced onsite and purchased from the winery in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004-Evans Bill) for consumption within the 1,960 sq. ft. tasting room and outdoor tasting area; 8) a hold and haul system for process and domestic wastewater and 10,000 gallon wastewater tank; 9) two 6,000 gallon water storage tanks for emergency purposes; 10) paving of the existing 20 foot wide driveway access in accordance with Napa County Roads and Street Standards; 11) and construction of six (6) additional parking spaces, for a total of 14 parking spaces. The proposed project site is located at 1134 Dealy Lane, approximately a quarter mile north of Old Sonoma Road, on a 10.05 acre site, within the AW (Agricultural Watershed) zoning district (Assessor's Parcel # 047-090-007-000).

Staff Recommendation: Find the project Categorically Exempt from CEQA and approve the requested Use Permit request as conditioned.

Staff Contact: Shaveta Sharma, (707) 299-1358 or shaveta.sharma@countyofnapa.org

Applicant Contact: Rob Anglin, 1455 First Street, Suite 217, Napa, CA 94559; (707) 927-4274

10. ADMINISTRATIVE ITEMS - None

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE :

- | **MAY 25, 2016 SPECIAL MEETING**
- | **JUNE 1, 2016 REGULAR MEETING**

- CODE COMPLIANCE REPORT

- ZONING ADMINISTRATOR ACTIONS

- OTHER PENDING PROJECTS' STATUS

12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

13. FUTURE AGENDA ITEMS

ITEMS REQUIRED TO RETURN TO THE PLANNING COMMISSION FOR DISCUSSION BASED ON FUTURE PRIVATE CONSTRUCTION SCHEDULE

- #03457-UP, 1 year after occupancy - Kendall Jackson (formerly Pecota) Winery
- #P12-00347-UP, 1 year after occupancy - Diogenes Ridge Winery
- #P09-00185, UP, 1 year after occupancy - Ca' Nani Winery
- #P10-00206-UP, 1 year after occupancy for visitation - Caravan Serai Winery
- #P10- 00123-MOD, 1 year after occupancy - MJA Vineyards
- #P11-00464-MOD, 1 year after occupancy - Oakville Grocery

14. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 5-12-16 BY 4:30 PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Melissa Frost (By e-signature)
Melissa Frost, Clerk of the Commission